

ZONING BOARD DOCKET

November 10, 2004

The following applications will be heard in the Cranston East Auditorium on Wednesday November 10, 2004 at 6:30 p.m.

WARD 1

MATHEW R REGINE 70 BURDICK AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission, pending minor subdivision, to leave an existing single family dwelling on a proposed 3200+/- SF undersized lot [parcel 1] with restricted frontage, front and side-yard setback and build a new 20' x 39' single family dwelling on the remaining proposed 3200+/- SF undersized lot [parcel 2] with restricted frontage and front -yard setback 15 Malvern Avenue. AP 2/6, lot 2302, area 6400+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity and 30-8 Schedule of Uses. Attorney John DiBona.

HIRCANIA GARCIA 111 PONTIAC AVENUE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to build a 20' x 24' two-story single family home on an undersized lot with restricted frontage at 111 Pontiac Avenue. AP 6/2, lot 1553, area 5762+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

LUTGARDA AND MARIA LLC PO BOX 3792 CRANSTON RI 02910 (OWN) AND LUTGARDA HENDERSON 54 SPECK AVENUE

CRANSTON RI 02910 AND MARIA SPOONER 52 SPECK AVENUE
CRANSTON RI 02910 (APP) has filed an application for permission to convert an existing legal non-conforming commercial building into a daycare center with restricted rear yard setback at 74 Alton Street. AP 4/1, lot 2627, area 43,560+/- SF, zoned M-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses.

WARD 2

VINCENT R CAPONE JR 30 ROLFE SQUARE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert a basement office into two residential living units in an existing legal nonconforming four unit residential building with restricted off-street parking and rear yard setback on an undersized lot at 418-420 Pontiac Avenue. AP 5, Lot 655, area 6800+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Uses, 30-17 Schedule of Intensity, 30-18(P) Off-Street Parking and 30-14 (a) Specific Requirements.

WARD 3

SOULEANG H KANE AND SUSAN H LIM 111 WALES STREET CRANSTON RI 02920 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming single family home on an undersized 5000+/- SF lot [lot 39] and build a new 28' X 44' two-story single family home on the abutting 5000+/- SF undersized lot [lot 40] at 111 Wales Street. AP 8/3, Lot 39 and 40, area

10,000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

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JOSE DECASTRO 49 GRASSMERE AVENUE EAST PROVIDENCE RI 02914 (OWN) AND JAMES F BAILEY JR 1 BLOOMFIELD STREET EAST PROVIDENCE RI 02914 (APP) have filed an application for permission, pending minor subdivision, to leave an existing single family dwelling with restricted side and front yard set back on a proposed 5300+/- SF lot [parcel A] and build a new 35' x 24' single family home on the remaining 6230+/- SF lot [parcel B] at 15 Standish Avenue. AP 8/2, lot 567, area 11,530+/- SF, zoned C-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

WARD 5

FRANK AND BARBARA PETTINATO 30 ELITE DRIVE CRANSTON RI 02921 (OWN/APP) have filed an application for permission to build a 28' x 40' one story addition living unit and convert an existing two family dwelling to a three family dwelling at 504-506 Oaklawn Avenue. AP 16, lot 293 & 305, area 14,752+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity and 30-8 Schedule of Uses. Attorney Steven Ferdinandi.

THOMAS AND ANNE E BIELLO 27 VIGILANT STREET CRANSTON RI 02920 (OWN) AND HERITAGE PROPERTIES LLC 46 COLDBROOK DRIVE CRANSTON RI 02920 (APP) have filed an application for permission to leave an existing single family dwelling on a proposed 4800+/- SF undersized lot [parcel 1] with restricted frontage and side yard setback at 27 Vigilant Street and build a new 24' x 30 two story single family dwelling on the remaining 3200+/- SF undersized lot [parcel 2] with restricted frontage fronting on New Hampshire Street. AP 8, lot 1805, area 8000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

WARD 6

PONTIAC CROSSINGS LLC 75 SOCKANOSSET CROSSROAD CRANSTON RI 02920 (OWN) AND UNDER ONE ROOF LLC AND JOSEPH V TALLY INC 191 BROADWAY PROVIDENCE RI 02903 (APP) has filed an application for permission to operate a wholesale and retail business with professional office use and the building of a new

loading dock and handicap ramps from an existing legal non-conforming commercial building with restricted frontage and off-street parking on an undersized lot at 1150 Pontiac Avenue. AP 10/4, lot 749, area 55,067+/- SF, zoned M-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses, 30-18 (p) Off-Street Parking and 30-18 (r) Signage.

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OLD BUSINESS

MARIPOSA HOLDINGS LLC 50 LIBERA STREET CRANSTON RI 02920 (OWN) AND DOMESTIC BANK 815 RESERVOIR AVENUE CRANSTON RI 02910 (APP) have filed an application for permission to request that the Zoning Board reconsider a single condition imposed at the

March 10, 2004 meeting, specifically, no more than 50 employees occupy the premises at one time at 50 Libera Street. AP 12/4, lot 3139 & 3140, area 56,305+/- SF, zoned M-1. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Uses, 30-17 Schedule of Intensity and 30-18 (P) Off-Street Parking. Attorney Joshua Berlinsky. Continued to November 10, 2004.

GINO A AND PAULA MAZZENGA 571 UNION AVENUE PROVIDENCE RI 02909 (OWN/APP) has filed an application for permission, pending minor administrative subdivision, to leave an existing single family dwelling on a proposed 20,829+/- SF lot with restricted frontage and build a new single family home on the remaining proposed 21,398+/- SF lot with restricted frontage at 510 Hope Road. AP 24, lot 202, area 42,227 +/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. Continued to November 10, 2004.

J BOSCIA & SONS INC 6 SWEET MEADOW DRIVE CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build two new 6,120+/- square foot two story 4-unit condominium buildings on an undersized lot on East Street. AP 15/3, lot 1643 and 1661, area 32,916 +/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-12 More Than One Dwelling Structure on Any Lot Prohibited, 30-8 Schedule of Uses and 30-17 Schedule of Intensity. Attorney John DiBona. CONTINUED to November 10, 2004.

EDWARD RUSSO AND ESTATE OF FRANCES RUSSO 177 CURRY ROAD CRANSTON RI 02920 AND PASCO AND LUCY RUSSO 165 CURRY ROAD CRANSTON RI 02920 (OWN) AND BIAGIO PRODIGIO 7 MISTY COURT SOUTH KINGSTON RI02879 (APP) have filed an application pending minor subdivision for permission to leave an existing single family dwelling on a proposed 6400+/- SF undersized lot [parcel 3] and leave a single family dwelling on a proposed 8000+/- SF lot [parcel 2] and build a new 34' x 40' 2-story single family dwelling with restricted frontage on the remaining 8000+/- SF lot [parcel 1]on Holland Street. AP 12, lots 1420, 1421, 1422, 1423 and 1448, area 22,400+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity. Attorney John DiBona. CONTINUED to December 8, 2004.

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PLATTING BOARD OF REVIEW

ALDER BROOK BUILDERS INC 10 ALDER BROOK DRIVE CRANSTON RI 02920 (APPELLANT) has filed an appeal, pursuant to Section XI Appeals

R.I.G.L. 45-23-67, from the decision of the Planning Commission on the denial of a minor subdivision with a street extension on Burton Street. AP 12, lots 979, 980, 981, 110, 111 and 112, area 12,000+/- SF, zoned A-6. Attorney Emili Vaziri. CONTINUED to December 8, 2004.

JOHN J PATERRA II 873 CRANSTON STREET CRANSTON RI 02920 (OWN/APP) has filed an application for permission to build an 8' x 16' remediation shed for an existing legal non-conforming gasoline station and convenience store with restricted front yard set back on an undersized lot at 873 Cranston Street. AP 7/2, lot 121, area 9146 +/- SF, zoned C-5. Applicant seeks relief from Section 30-28 Variance, 30-18 (j) (2)(3) Gasoline Service Stations, 30-17 Schedule of Intensity. CONTINUED to December 8, 2004.

Stephen W. Rioles

Secretary Zoning Board of Review